

Application ref: 2024/2648/P  
Contact: Henry Yeung  
Tel: 020 7974 3127  
Email: [Henry.Yeung@camden.gov.uk](mailto:Henry.Yeung@camden.gov.uk)  
Date: 11 October 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Whymark & Moulton Ltd.  
Chartered Surveyors  
14 Cornard Road  
Sudbury  
CO10 2XA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Beaumont Walk Estate**  
**Beaumont Walk**  
**London**  
**NW3 4SW**

Proposal:

Erection of perimeter fencing with pedestrian entrance gates and security gate for vehicle parking and replacement of ramp with steps.

Drawing Nos:

Planning Statement (prepared by Whymark Moulton); 22/049-01 (Site Plan - Existing); 22/049-02 (Site Plan and Elevations - Proposed); 22/049-03 (Eton Road Entrance Details); Details of proposed railings and gates; Access Statement (prepared by Whymark Moulton).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement (prepared by Whymark Moulton); 22/049-01 (Site Plan - Existing); 22/049-02 (Site Plan and Elevations - Proposed); 22/049-03 (Eton Road Entrance Details); Details of proposed railings and gates; Access Statement (prepared by Whymark Moulton).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The applicant site is located on the northern side of Adelaide Road, and concerns a residential estate consisting of a number of three-storey buildings containing a total of 45 residential units. The buildings are of traditional construction with masonry external walls and pitched roofs. This proposal involves the erection of perimeter fencing around the estate, with pedestrian entrance gates and a security gate for vehicle parking. There are proposed to be four entrance gates facing Adelaide Road and one entrance gate facing Eton Road.

The proposed materials for the railing and gates would be grey metal railings, which would be the same height as the brick walls at 1.8m, with 20mm diameter vertical bars and 90x90mm square hollow section posts. It is also proposed to reprofile the existing path into the estate from a ramp into a short flight of steps. The existing ramp leads from Eton Road into a set of steps, and the design of the new stairs would match these. The materiality and design of the proposed works would be appropriate for the context of the site and the immediately adjacent conservation area. The proposed railings and gates would provide an appropriate level of enclosure to the Beaumont Walk estate, as the estate is already bounded by impermeable walls and does not provide any clear demarcated access route connecting Eton Road and Adelaide Road. Additionally, the nature of the railings (as opposed to more solid walls) would ensure that a sense of openness and clear visibility of the estate is maintained. The railings and entry gates would generally be low-level and visually permeable, maintaining views from the street into the site, and the proposed vehicle entrance would be set back from Adelaide Road by 4.5m. As such, the perimeter fencing would not create a sense of enclosure beyond what is already established.

Therefore, the proposed development would be of modest height and design and in places would be set back from the highway with limited visibility. Irrespective of the visibility, the scale, design, and materials used would be appropriate for the context and would allow the works to read as coherent additions to the existing estate that are appropriate in context and would therefore not cause harm to the nearby area.

Additionally, it is noted that this application site has experienced instances of anti-social behaviour in recent years, which are detailed as part of this submission. Evidence from the Council's Ward Housing Manager and Beaumont Walk Tenants Residents Association has been submitted to demonstrate numerous instances of anti-social behaviour, including those referred to the police. The proposed development will enhance security for the current residents and address anti-social behaviour in the area, in accordance with NPPF Section 8, Camden Local Plan Policy C5 (2017), and CPG 'Design'.

The new and altered walls, railings, and gates would respect the original style of the boundary and would not affect the appearance of the building and the architectural setting of the existing development. The estate is adjacent to the Kentish Town Conservation Area and the proposed materials would not bring undue harm to its character or appearance. Overall, the works would not harm the character and appearance of the host building, street scene, or wider area.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook, or privacy.

The proposed works would not alter existing access arrangements in such a way that step-free access would be impacted or accessible entrance into the estate would be undermined. The area where it is proposed to reprofile the existing ramp from Eton Road into steps already continues on into further steps, so the removal of the ramp would not negatively impact on step-free access.

- 2 One objection was received prior to making this decision, which relates to the lack of crime and security concerns, as well as the design of the proposed railings and the potential safety concerns that more gates might bring, specifically with regards to children being able to leave the estate. These points are noted; however, as already detailed, the proposal would have a limited impact in design terms and would be considered to provide better security for children on the estate by providing a barrier in the place of existing openings. Although the objector has not experienced anti-social behaviour, the evidence presented by the applicant does appear to demonstrate that such activity takes place. It is noted that three letters of support were received, each of which noted safety as a reason for supporting.

The application site's planning history and relevant appeal decisions were taken into account when making this decision.

As such, the proposed development is in general accordance with Policies A1, C5, D1, and D2 of the London Borough of Camden Local Plan 2017. The

proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer